

# \$520,000 - 73 Taradale Drive Ne, Calgary

MLS® #A2207443

**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,024 sqft

Residential on 0.09 Acres

Taradale, Calgary, Alberta

Welcome to this well-maintained two-Storey home in the sought-after community of Taradale, offering an excellent opportunity for homeownership or investment. Ideally located close to transit, schools, shopping, and the YMCA, this home ensures everyday essentials are just minutes away.

The main floor features a spacious and inviting living area, seamlessly connected to a bright dining space and a functional kitchen with ample cabinetry. A convenient two-piece bathroom completes this level. Upstairs, you will find three well-sized bedrooms and a four-piece bathroom, offering comfortable living space for the entire family.

The lower level features an illegal suite with a separate entrance, including a kitchen, living area, and a three-piece bathroom, making it an excellent option for extended family or investment purpose. The south-facing backyard is a perfect retreat, complete with a large deck ideal for outdoor gatherings and summer enjoyment.

This home presents a fantastic opportunity in a prime location. Don't miss out—schedule your private showing today!

Built in 1990

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2207443    |
| Price          | \$520,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,024       |
| Acres          | 0.09        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 73 Taradale Drive Ne |
| Subdivision | Taradale             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 3E4              |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance |
| Appliances        | Dryer, Refrigerator, Washer                        |
| Heating           | Central, Forced Air                                |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | Exterior Entry, Finished, Full                     |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 3rd, 2025  
Days on Market                12  
Zoning                              R-G

**Listing Details**

Listing Office                    CIR Realty

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